

REQUEST FOR COUNCIL ACTION

MEETING

DATE: 4-7-03

295

AGENDA SECTION: PUBLIC HEARINGS	ORIGINATING DEPT: PLANNING	ITEM NO. E-12
ITEM DESCRIPTION: General Development Plan #203 by Dallas Backhaus to be known as Wildwood Meadow. The applicant is proposing to develop property located east of Marion Road and south of the intersection of 20 th Street and 37 th Ave SE with single family attached housing, served with public roadways. The property includes approximately 20 acres of land, over half of which is currently designated Floodway. A zoning district amendment is being considered concurrent with this application.		PREPARED BY: Mitzi A. Baker, Senior Planner

April 2, 2003

NOTE:

The applicant submitted a Revised GDP on April 1, 2003 addressing the following revisions, as requested by Staff:

- a) Identification of 60 feet of right-of-way for CR 143/20th St. SE;
- b) Alternate road/access design if the Floodway is not amended;
- c) Identification of future turn lanes from CR 143/20th St. SE;
- d) Identification of future pedestrian system along CR 143/20th St. SE
- e) Identification of on-site storm water management, located outside the existing Floodway
- f) Label Phase II as "Potential Future Residential - If Floodway is Amended"

The REVISED version is attached for your consideration.

If the Council decides to approve this GDP, staff recommended conditions/modifications listed in the Staff Report should be considered, as well as the following additional condition (as condition #9):

- a) When Platted, the one of the roadway names shall be changed as specified in the April 2, 2003 memorandum from the Planning Department Addressing Staff.

City Planning and Zoning Commission Recommendation:

The Planning and Zoning Commission held a public hearing on this item on March 12, 2003.

Ms. Petersson moved to recommend approval of GDP #203 by Dallas Backhaus to be known as Wildwood Meadow with the staff recommended findings and conditions. Mr. Quinn seconded the motion. **The motion to recommend approval failed 4-4**, with Mr. Hauessinger, Ms. Rivas, Ms. Wiesner, and Mr. Staver voting nay. **This item was moved forward to Council without a recommendation.**

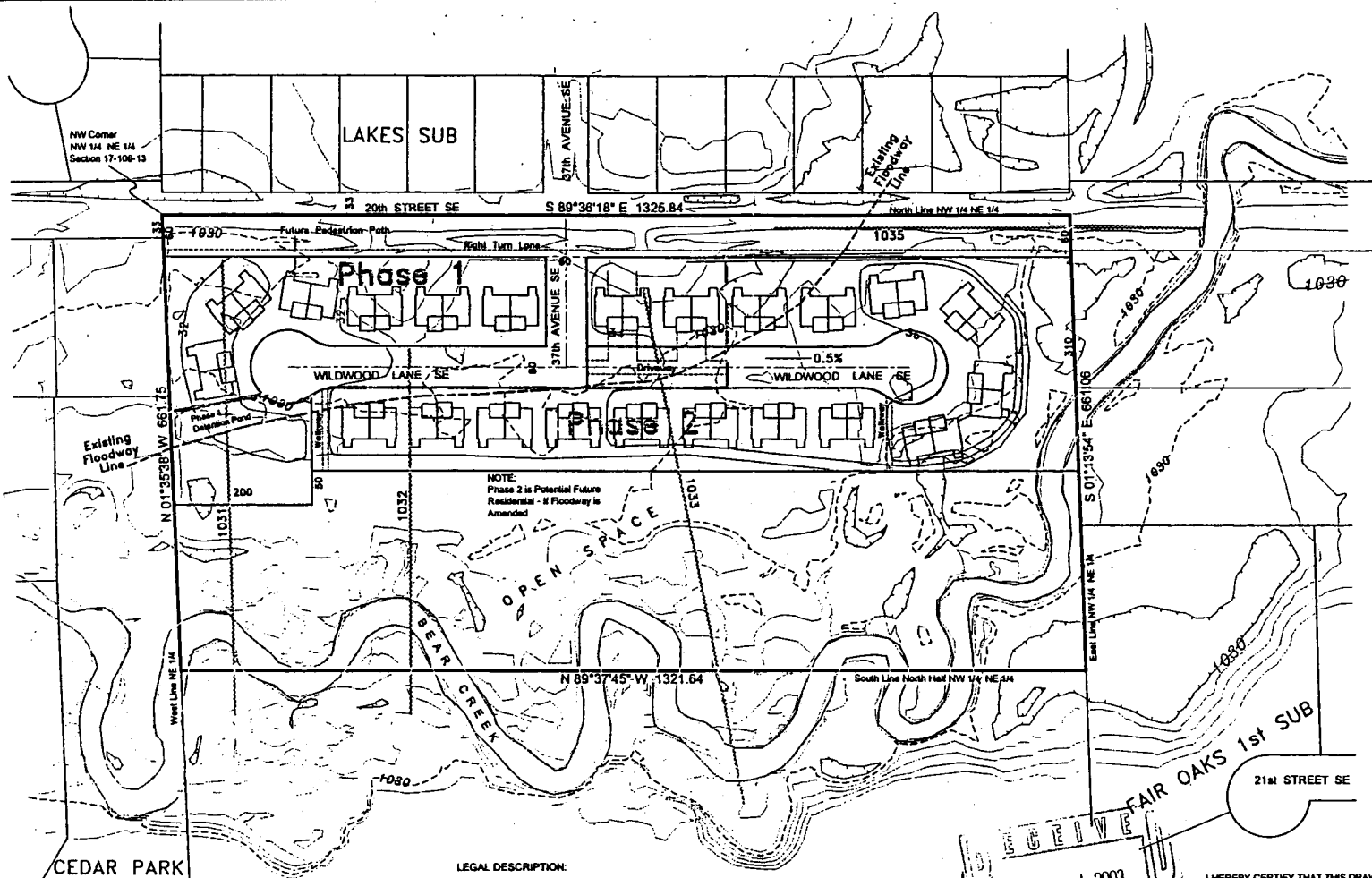
Much of this property is currently in the Floodway District. The applicant is proposing to develop the northern ½ of the site, of which approximately ½ of that is currently in the Floodway. The GDP assumes a future amendment to the FIRM Maps and local Floodway Overlay Zoning District to modify the Floodway boundary and move it closer to Bear Creek. At this time, no formal applications have been submitted to FEMA, the DNR, City or County that Planning is aware of. Additionally, the entire property is within the Shoreland District.

Council Action Needed:

1. If the Council wishes to approve the General Development Plan it should instruct the City Attorney to prepare a resolution, with findings, for Council approval.

COUNCIL ACTION: Motion by: _____ Second by: _____ to: _____

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- LEGEND**
- 1030 --- EXISTING 10 FOOT CONTOUR
 - 1032 --- EXISTING 2 FOOT CONTOUR
 - 1033 --- PROPOSED 2 FOOT CONTOUR
 - 1033 --- 100 YEAR FLOOD ELEVATION
 - --- DENOTES PROPOSED PHASES
 - --- DENOTES EXISTING FLOODWAY LINE

LEGAL DESCRIPTION:

The North Half of the Northwest Quarter of Northeast Quarter of Section 17, Township 106, Range 13, Olmsted County, Minnesota, subject to right of way for 20th Street Southeast over the northerly 33.00 feet thereof, containing 20.09 acres, more or less, including said right of way and 19.08 acres, more or less, excluding said right of way.

Owners: Dallas M. Backhus & Donna RaeMann
2710 Melody Street
Rochester, MN 55904
273-1073

Proposed Zoning: R-1x Mixed Single Family Extra District

NOTE: The new bridge to be constructed over 20th Street will change the location of the Floodway Line. Phase 2 will require the new bridge and channelization grading.




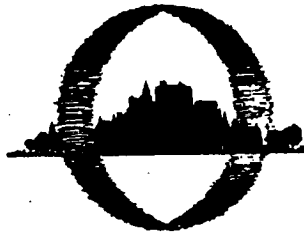
RECEIVED
APR - 1 2003
ROCHESTER OLTMSTED
PLANNING DEPARTMENT
REVISED

I HEREBY CERTIFY THAT THIS DRAWING WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF MINNESOTA.

Cedric Schurz No. 15220

REVISED 03-31-03 Detention, Pedestrian Path, Turn Lane, Driveway

WILDWOOD MEADOW	
Zone Change & General Development Plan	
JANUARY 30, 2003	JOB NO: 11979-03
 LAND CONSULTANTS OF SOUTHERN MINNESOTA, INC. 1415 First Avenue N.E. Rochester, Minnesota 55906 (507) 295-5555	
BOUNDARY SURVEYS •	LAND SUBDIVISION •
DEVELOPMENT PLANNING •	



COUNTY OF
Olmsted



Rochester-Olmsted Planning Department
GIS/Addressing Division
2122 Campus Drive SE
Rochester, MN 55904-4744
Phone: (507) 285-8232
Fax: (507) 287-2275

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GENERAL DEVELOPMENT PLAN

REFERRAL RESPONSE

DATE: April 2, 2003

TO: Mitzi Baker

FROM: Randy Growden
GIS/Addressing Staff
Rochester-Olmsted County
Planning Department

CC: Cedric Schutz (Land Consultants), Jennifer Garness

RE: WILDWOOD MEADOWS

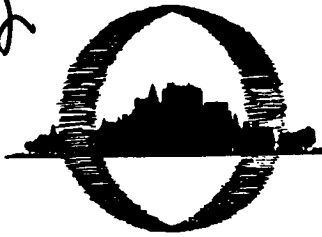
GENERAL DEVELOPMENT PLAN #203 REVISED

A review of the GDP has turned up the following **ROADWAY** or **ADDRESS** related issues:

1. Both cul-de-sacs are now designated with the same roadway name .

RECOMMENDATION: Change the name on one of the cul-de-sacs, but keep the roadway type of LANE and directional of SE.

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ROCHESTER-OLMSTED PLANNING DEPARTMENT

2122 Campus Drive SE, Suite 100 • Rochester, MN 55904-4744

COUNTY OF
Olmsted



TO: City Planning and Zoning Commission

FROM: Mitzi A. Baker, Senior Planner

DATE: March 6, 2003

RE: General Development Plan #203 by Dallas Backhaus to be known as Wildwood Meadow. The applicant is proposing to develop property located east of Marion Road and south of the intersection of 20th Street and 37th Ave SE with single family attached housing, served with public roadways. The property includes approximately 20 acres of land, over half of which is currently designated Floodway. A zoning district amendment is being considered concurrent with this application.

Planning Department Review:

Petitioner:

Dallas Backhaus
2710 melody Street SE
Rochester, MN 55904

Consultant:

Land Consultants
1418 First Ave. NE
Rochester, MN 55906

Location of Property:

The property is located south of 20th St. SE, northeast of Marion Road and north of Bear Creek.

Proposed Use:

The property includes approximately 20 acres of land. The applicant is proposing to re-zone the property to the R-1X (Mixed Single Family Extra) district to permit the development of townhomes. Public roadways are proposed to serve the development. The south ½ of the site is proposed to remain undeveloped. Much of the property is currently in the Floodway district.

Land Use Plan:

The Rochester Urban Service Area Land Use Plan designates this drainageway as "Flood Prone", with lands outside the flood prone designation to the north, west and east designated for "low density residential" types of uses, and land to the south and outside of the flood prone designation designated for "industrial" types of uses.



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Zoning:

The property is currently zoned I - Interim, on the City of Rochester Zoning Map. Though this property is not currently in the City limits, it is within the Orderly Annexation agreement area with Marion Township for which the City of Rochester extended land use and zoning controls. The property will need to be annexed prior to development.

Streets:

Public roads are proposed to serve the development. Additional right-of-way will need to be dedicated for 20th Street SE. Access control will need to be dedicated for all frontage on 20th Street, except for the public road opening.

Sidewalks:

Pedestrian facilities will be required along both sides of all new public roadways, and also along 20th St. SE.

Drainage:

Much of this property is encompassed by the Floodway for Bear Creek. The remainder of the property is within the 100-year Flood Prone district. Placement of fill on this property will require a conditional use permit. In addition, the applicant is proposing to amend the Floodway boundary in the future. This will need to be done in coordination with the Planning Department, County Public Works, MNDNR and FEMA.

On-site stormwater management is not proposed on this GDP. At a minimum, on-site water quality/sedimentation ponding will be required and a Storm Water Management fee will be applicable for the benefit of participation in the City's Storm Water Management Plan if on-site detention is not provided

Detailed grading and drainage plans will also be required when the property is platted or developed.

Wetlands:

Hydric soils exist on the site according to the Soil Survey. The property owner is responsible for identifying wetlands on the property and submitting the information to the Planning Department.

Referral Comments:

1. Rochester Public Works
2. Rochester Park & Recreation
3. Wetlands LGU
4. Olmsted County Public Works
5. RPU Water
6. Rochester Building Safety
7. Rochester Fire Department
8. Planning Department Addressing Staff

Report Attachments:

1. Copy of General Development Plan
2. Referral Comments
3. Proposed General Development Plan Narrative

Staff Suggested Findings and Recommendation:

Paragraph 61.215 of the Rochester Zoning Ordinance and Land Development Manual lists the Criteria for approval of a general development plan (see attached section from the newly adopted regulations, which became effective May 15, 1999.

- Criteria A. The proposed land uses are generally in accord with the adopted Comprehensive Plan and zoning map, or that the means for reconciling any differences have been addressed. A GDP may be processed simultaneously with a rezoning or plan amendment request.

The Rochester Urban Service Area Land Use Plan designates this drainageway as "Flood Prone", with lands outside the flood prone designation to the north, west and east designated for "low density residential" types of uses, and land to the south and outside of the flood prone designation designated for "industrial" types of uses.

- Criteria B. The proposed development, including its lot sizes, density, access and circulation are compatible with the existing and/or permissible future use of adjacent property.

The property includes approximately 19 acres of land. The applicant is proposing to re-zone the property to the R-1X (Mixed Single Family Extra) district to permit the development of townhomes. Public roadways are proposed to serve the development. The south ½ of the site is proposed to remain undeveloped. Much of the property is currently in the Floodway district.

- Criteria C. The mix of housing is consistent with adopted Land Use and Housing Plans.

This is for the development of single family attached dwellings or townhomes. The introduction of this type of housing in this area will help diversify market choices in far southeast Rochester.

- Criteria D. The proposed plan makes provisions for planned capital improvements and streets reflected in the City of Rochester's current 6-Year Capital Improvement Program, adopted Thoroughfare Plan, the ROCOG Long-Range Transportation Plan, Official Maps, and any other public facilities plans adopted by the City. Street system improvements required to accommodate proposed land uses and projected background traffic are compatible with the existing uses and uses shown in the adopted Land Use Plan for the subject and adjacent properties.

Sanitary sewer and water have been installed in 20th St. SE, by the City of Rochester. Future replacement of the bridge over Bear Creek on 20th Street, just east of this property is being planned by the County. Bridge replacement could occur this year (2003).

At the time of platting or development, additional right-of-way will need to be dedicated for 20th Street. Turn lanes will be required from CR 143/20th St. SE. At the time of platting, access control will need to be dedicated along 20th St. SE/CR 143.

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Criteria E. On and off-site public facilities are adequate, or will be adequate if the development is phased in, to serve the properties under consideration and will provide access to adjoining land in a manner that will allow development of those adjoining lands in accord with this ordinance.

1. Street system adequacy shall be based on the street system's ability to safely accommodate trips from existing and planned land uses on the existing and proposed street system without creating safety hazards, generating auto stacking that blocks driveways or intersections, or disrupting traffic flow on any street, as identified in the traffic impact report, if required by Section 61.523(C). Capacity from improvements in the first 3 years of the 6-year CIP shall be included in the assessment of adequacy.

Access to this site is proposed from 20th Street SE/CR 143. At the time of platting or development, additional right-of-way will need to be dedicated for 20th Street. Turn lanes will be required from CR 143/20th St. SE. At the time of platting, access control will need to be dedicated along 20th St. SE/CR 143.

2. Utilities are now available to directly serve the area of the proposed land use, or that the City of Rochester is planning for the extension of utilities to serve the area of the proposed development and such utilities are in the first three years of the City's current 6-Year Capital Improvements Program, or that other arrangements (contractual, development agreement, performance bond, etc.) have been made to ensure that adequate utilities will be available concurrently with development. If needed utilities will not be available concurrent with the proposed development, the applicant for the development approval shall stipulate to a condition that no development will occur and no further development permit will be issued until concurrency has been evidenced.

Sanitary sewer and water facilities have been installed in 20th St. SE across most of the frontage of this property. Utilities can be extended into the property to serve this development.

The GDP does not show on-site storm water detention for this development. Direct discharge of untreated storm water to Bear Creek is not permitted, and at the minimum, on-site storm water quality/sedimentation ponding will be required, and a Storm Water Management fee will be applicable for the benefit of participation in the City's Storm Water Management Plan if on-site detention is not provided.

3. The adequacy of other public facilities shall be based on the level of service standards in Section 64.130 and the proposed phasing plan for development.

Parkland dedication requirements for this development will need to be met via cash in lieu of land.

Criteria F. The drainage, erosion, and construction in the area can be handled through normal engineering and construction practices, or that, at the time of land subdivision, a more detailed investigation of these matters will be provided to solve unusual problems that have been identified.

On-site stormwater management is not proposed on this GDP. At a minimum, on-site water quality/sedimentation ponding will be required and a Storm Water Management fee will be applicable for the benefit of participation in the City's Storm Water Management Plan if on-site detention is not provided. The GDP will need to be modified to identify on-site treatment of storm water.

- Criteria G. The lot, block, and street layout for all development and the lot density for residential development are consistent with the subdivision design standards contained in Section 64.100 and compatible with existing and planned development of adjacent parcels.

Much of this property is encompassed by the Floodway for Bear Creek. The remainder of the property is within the 100-year Flood Prone district. Placement of fill on this property will require a conditional use permit. In addition, the applicant is proposing to amend the Floodway boundary in the future. This will need to be done in coordination with the Planning Department, County Public Works, MNDNR and FEMA.

This property does have development limitations due to the current Floodway and 100-Year Floodplain designations. The northwest ¼ of the property is outside of the existing Floodway, but within the 100-Year Floodplain. A Conditional Use Permit will be required for filling and developing the property. If the applicant is successful in amending the FIRM maps through FEMA in the future, additional portions of this property may be available for development. So long as Floodplain and Shoreland regulations can be adhered to, the property would be suitable for development in the R-1X Zoning District.

The GDP should be revised to 1) address alternate development and road design if the Floodway is not amended, 2) identify on-site storm water management located outside the Floodway.

Summary & Recommendation:

Prior to scheduling this item for consideration by the City Council, or prior to final action by the Council, the applicant shall file a modified GDP with the Planning Department that includes the following:

- a) Identification of 60 feet of right-of-way for CR 143/20th St. SE;***
- b) Alternate road/access design if the Floodway is not amended;***
- c) Identification of future turn lanes from CR 143/20th St. SE;***
- d) Identification of future pedestrian system along CR 143/20th St. SE***
- e) Identification of on-site storm water management, located outside the existing Floodway***
- f) Label Phase II as "Potential Future Residential – If Floodway is Amended"***

If the applicant agrees to provide the above prior to scheduling this item for Council consideration, staff would recommend that the Planning Commission take action to forward a recommendation on this item to the Council.

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At this time, a petition to re-zone this property to the R-1X District is being considered. If the Zone Change is approved, staff would suggest approval of this GDP subject to the following conditions or modifications:

- 1. Prior to the issuance of development permits or zoning certificates, the applicant shall execute a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to, floodway limitations of development, stormwater management, transportation improvements, access control, pedestrian facilities, right-of-way dedication, access and extension of utilities for adjacent properties and contributions for public infrastructure.**
- 2. The GDP does not show any on-site storm water detention for this development. Direct discharge of untreated storm water to Bear Creek is not permitted, and at a minimum, on-site storm water quality/sedimentation ponding will be required, and a Storm Water Management fee will be applicable for the benefit of participation in the City's SWMP if on-site detention is not provided.**
- 3. Pedestrian facilities are required along the entire frontages of both sides of all new public roadways within this development. In addition, the Owner is obligated to provide a 10 wide bituminous pedestrian path along the entire frontage of the property abutting 20th St. SE.**
- 4. This property must be platted. At the time of platting: dedication of 60 feet of right-of-way will be required for 20th St. SE; dedication of controlled access will be required for the entire frontage of 20th Street SE, with the exception of the proposed local street access; ownership and maintenance of the proposed "open space" must be addressed; parkland dedication in the form of cash in lieu of land will be required.**
- 5. Approval of this GDP is contingent upon: 1) obtaining wetland related permits or a no-loss certificate; 2) successfully amending the floodplain boundaries through FEMA and the City of Rochester to facilitate the development proposed.**
- 6. At the time of development, no parking will be permitted along either side of 37th Ave. SE.**
- 7. This property shall be annexed to the City of Rochester, prior to development.**
- 8. This GDP does not constitute specific site plan approval or approval of dwelling placement. This property is subject to Shoreland and Floodplain regulations, in addition to standard zoning regulations of the Rochester Zoning Ordinance and Land Development Manual. It appears that several dwellings identified in the eastern portion of the Plan will not meet setback or development standards of the Shoreland District.**

NOTES: Grading, vegetation removal, fill or other development activities will require specific review by the Planning Department for compliance with applicable regulations (i.e. Floodplain and Shoreland). Conditional Use Permits will be required for fill activities needed to facilitate development of this property.

A separate Site Development Review application will be reviewed by staff for specific site modifications/development.

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ROCHESTER

— Minnesota —

TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

DATE: 2/28/03

The Department of Public Works has reviewed the application for General Development Plan #203 for the proposed Wildwood Meadow development. The following are Public Works comments on this request:

1. Prior to Final Plat submittal, and/or development of this Property, the applicant shall enter into a Development Agreement with the City that outlines the obligations of the applicant relating to, but not limited to, floodway limitations of development, stormwater management, transportation improvements, access control, pedestrian facilities, right-of-way dedication, access and extension of utilities for adjacent properties, and contributions for public infrastructure.
2. An alternative street design for 37th Ave SE should be required through the approval process for proposed Phase I. Said design should address modifications to 37th Ave SE / Wildwood Ln SE, that would be required if the Floodway Line is not modified to accommodate the proposed Phase II.
3. Grading & Drainage Plan approval is required prior to development.
4. The GDP Plan does not show any on-site storm water detention for this development. Direct discharge of untreated storm water to Bear Creek is not permitted, and at a minimum, on-site storm water quality/sedimentation ponding will be required, and a Storm Water Management fee will be applicable for the benefit of participation in the City's SWMP if on-site detention is not provided.
5. Pedestrian facilities are required along the entire frontages of both sides of the new public streets within this development. In addition, the Owner is obligated for providing a 10 foot wide bituminous pedestrian path along the entire frontage of the Property abutting 20th St SE.
6. Dedication of controlled access will be required through the platting process for the entire frontage of 20th ST SE, with the exception of the proposed local street access
7. Ownership & maintenance of the proposed "Open Space" needs to be addressed prior to final plat submittal.
8. Dedication of 60 feet of right-of-way is required for 20th St SE.
9. No Parking will be permitted along either side of 37th Ave SE.
10. The Owner shall address the loss of flood storage that would result from proposed filling in the Flood Plain.

ROCHESTER

— Minnesota —

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TO: Consolidated Planning Department
2122 Campus Drive SE
Rochester, MN 55904

DEPARTMENT OF PUBLIC
WORKS
201 4th Street SE Room 108
Rochester, MN 55904-3740
507-287-7800
FAX – 507-281-6216

FROM: Mark E. Baker

Charges/fees applicable to the development of this property will be addressed in the Development Agreement and will include (rates below are current through 7/31/03):

- ❖ Water Availability Charge @ \$1790.25 per developable acre
- ❖ Estimated Sewer Availability Charge (SAC) @ \$1790.25 per developable acre + \$716.10 per acre for downstream component.
- ❖ Sanitary Sewer & Watermain Connection Charge @ \$79.17 per foot along the frontage of 20th St SE
- ❖ Substandard Street Reconstruction Charge @ \$33.45 per foot of frontage along 20th ST SE
- ❖ Storm Water Management – TBD, for any areas that are not served by on-site detention.
- ❖ First Seal Coat charge @ \$0.49 per sq.yd of public street surface.
- ❖ Street Signs as determined by the City Engineer.

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PUBLIC WORKS DEPARTMENT
2122 CAMPUS DR SE - SUITE 200
ROCHESTER MN 55904-4744
www.olmstedpublicworks.com
507.285.8231

February 19, 2003

Jennifer Garness
Planning Department

Dear Jennifer:

The Public Works Department has reviewed the General Development Plan #203 and has the following comment:

- **Access control shall be shown along County Rd 143.**
- **Building setback is 95 feet from centerline or 45 feet from right-of-way line whichever is greater.**
- **An Olmsted County access permit is required for proposed access.**
- **Right turn lane will be required from County Rd 143.**

Sincerely,

Michael Sheehan
County Engineer

MTS/ts



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AN EQUAL OPPORTUNITY/AFFIRMATIVE ACTION EMPLOYER

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ROCHESTER PARK AND RECREATION DEPARTMENT

February 18, 2003

TO: Jennifer Garness
Planning

RE: Wildwood Meadow GDP # 203

The development will have a dedication requirement of ± 1.0 acre of land. The Park Department recommends that dedication be in the form of cash in lieu of land.

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WETLAND COMMENTS FOR DEVELOPMENT APPLICATIONS

Application Number: GDP #203 - Wildwood Meadow

- ☐ No hydric soils exist on the site based on the Soil Survey
- ☒ Hydric soils exist on the site according to the Soil Survey. The property owner is responsible for identifying wetlands on the property and submitting the information as part of this application.
- ☐ A wetland delineation has been carried out for the property and is on file with the Planning Department.
- ☐ A wetland delineation is on file with the Planning Department and a No-Loss, Exemption, or Replacement Plan has been submitted to the Planning Department.
- ☐ A wetland related application has been approved by the City. This plan incorporates the approved wetland plan.
- ☐ No hydric soils exist on the property based on the Soil Survey. However, due to the location in the landscape, the property owner should examine the site for wetlands. The property owner is responsible for identifying wetlands.
- ☐ Other or Explanation:



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February 20, 2003

Rochester-Olmsted
CONSOLIDATED PLANNING DEPARTMENT
2122 Campus Drive SE
Rochester, MN 55904-7996

REFERENCE: General Development Plan #203 and Zoning District Amendment #03-06 by Dallas Backhaus to develop property into single-family attached housing and amend the zoning district on 20.09 acres of land from R-1 to R-1x to be known as Wildwood Meadow. The property is located along the south side of 20th St SE and east of Marion Rd. SE.

Dear Ms. Garness:

Our review of the referenced general development plan is complete and our comments follow:

1. The property may be subject to the water availability fee, connection fees or assessments. The Land Development Manager (507-281-6198) at the Public Works Department determines the applicability of these fees.
2. This property is within the South East Intermediate Level Water System Area, which is available on the south side of 20th St. SE at 37th Ave. SE.
3. Static water pressures within this area will range from the mid to upper 80's PSI.
4. We will work with the applicant's engineering firm to develop the necessary water system layout to serve this area.

Please contact us at 507-280-1600 if you have questions.

Very truly yours,

Donn Richardson
Water

C: Doug Rovang, RPU
Mike Engle, RPU
Mark Baker, City Public Works
Vance Swisher, Fire Prevention
Gale Mount, Building & Safety
Dallas Backhaus
Cedric Schutz, Land Consultants of SE Minnesota, Inc.
BARR Engineering Company

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Rochester Building Safety Department

Memo

To: Jennifer Garness, Planning Department

From: Kenneth Heppelmann

CC: Dallas Mackhaus
Land Consultants of SE MN, Inc.
BARR Engineering Company
Mark Sparks, Electrical Inspector
Gary Schick, Plumbing Inspector

Date: February 24, 2003

Re: General Development plan #203 by Dallas Backhaus to be known as Wildwood Meadow.

The above referenced development appears to indicate new construction that is regulated under the Building Code and will require building permits. Complete plans and specifications are required to be submitted for a building permits prior to construction.

The proposed construction appears to consist of attached single-family dwellings (townhomes) on separate lots with property lines between the units. Please verify the following items:

- Separate utility services (i.e. sewer, water, gas, electric, etc.) are required to be provided to each dwelling unit. The utilities are not permitted to encroach onto or through the adjacent lots.
- The dwelling units are required to be separated with fire resistive rated wall assemblies in accordance with the 2000 IRC, Section 321.2.
- The fire resistive rating of exterior walls, and projections from such walls, with a fire separation distance of less than three feet is required to comply with IRC Section 302.1.

Please let me know if you have any questions or concerns.

Thank you



The hand to reach for...
DAVID A. KAPLER
Fire Chief

DATE: February 13, 2003

TO: Jennifer Garness, Planning

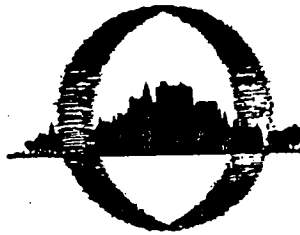
FROM: R. Vance Swisher – Fire Protection Specialist

SUBJ: General Development Plan #203 by Dallas Backhaus to be known as Wildwood Meadow.

With regard to the above noted project plan, the fire department has the following requirements:

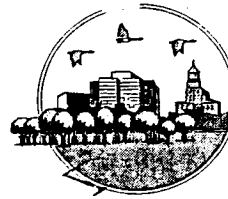
1. An adequate water supply shall be provided for fire protection including hydrants properly located and installed in accordance with the specifications of the Water Division. Hydrants shall be in place prior to commencing building construction.
 2. Streets and roadways shall be as provided in accordance with the fire code, RCO 31 and the Zoning Ordinance and Land Development Manual. Emergency vehicle access roadways shall be serviceable prior to and during building construction.
 - Cul-de-sacs less than 96 feet in diameter shall be marked "No Parking" along the cul-de-sac.
 - Streets less than 36 feet in width shall be posted "No Parking" along one side of the street.
Streets less than 28 feet in width shall be posted "No Parking" along both sides of the street.
 3. All street, directional and fire lane signs must be in place prior to occupancy of any buildings.
 4. All buildings are required to display the proper street address number on the building front, which is plainly visible and legible from the street fronting the property. Number size must be a minimum 4" high on contrasting background when located on the building and 3" high if located on a rural mail box at the public road fronting the property. Reflective numbers are recommended.
- c: Donn Richardson, RPU, Water Division
Dallas Mackhaus – 2710 Melody St SE – Rochester, MN 55904
Land Consultants of SE Minnesota, Inc. – Attn: Cedric Schultz – Rochester, MN 55906
BARR Engineering Company – 4700 Wet 77th St – Minneapolis, MN 55435-4803

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COUNTY OF

Olmsted



Rochester-Olmsted Planning Department
GIS/Addressing Division
2122 Campus Drive SE
Rochester, MN 55904-4744
Phone: (507) 285-8232
Fax: (507) 287-2275

GENERAL DEVELOPMENT PLAN

REFERRAL RESPONSE

DATE: February 18, 2003

TO: Jennifer Garness

FROM: Randy Growden
GIS/Addressing Staff
Rochester-Olmsted County
Planning Department

CC: Cedric Schutz (Land Consultants)

RE: **WILDWOOD MEADOWS**

GENERAL DEVELOPMENT PLAN #203

A review of the **GDP** has turned up the following **ROADWAY** or **ADDRESS** related issues:

1. Only one of the cul-de-sacs shown on the General Development plan has been given a designation.

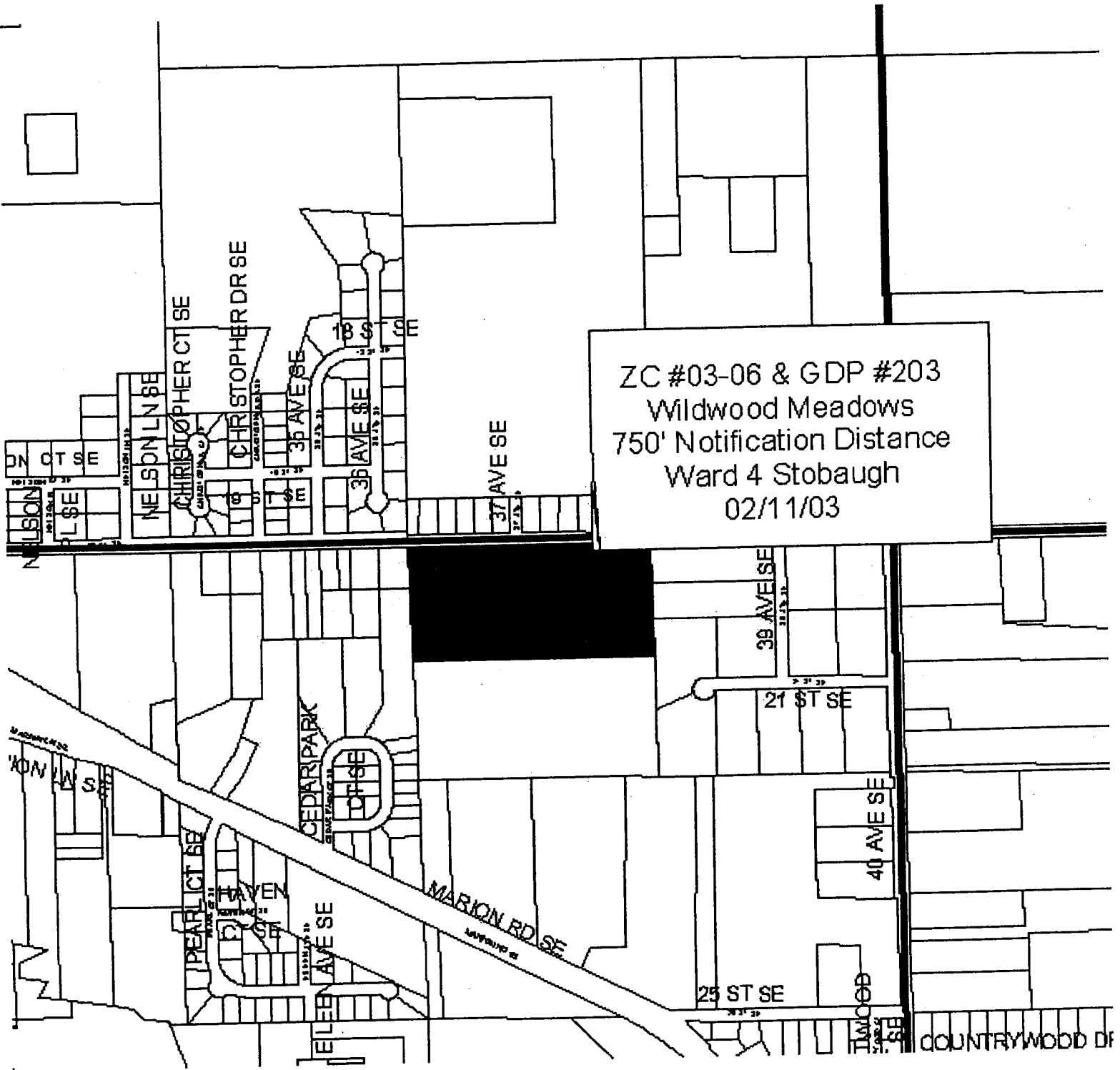
RECOMMENDATION: Name the eastern cul-de-sac, and use the roadway type **LANE** and directional of **SE**.

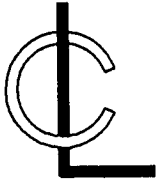
PROPOSED GDP & NARRATIVE

AND

FLOODWAY INFORMATION
FROM THE APPLICANT

294





LAND CONSULTANTS

OF SOUTHERN MINNESOTA, INC.

1418 First Avenue N.E.
Rochester, Minnesota 55906
507-288-8855 / Fax 288-8815

Jeane C. Gauvin, LS
Cedric Schutz, LS

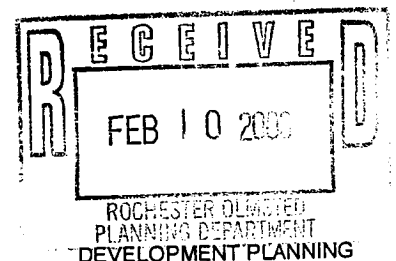
295-

Wildwood Meadow

Wildwood Meadow is located on the South side of 20th Street SE in the vicinity of 37th Avenue SE. Bear Creek crosses the easterly and southerly side of this property. The majority of the property is located in the 100-year floodplain. The soils are sandy and well drained but have a high watertable. The preliminary field investigation denotes only a small area of "wetland" on this property. The City of Rochester recently placed sanitary sewer and watermain in 20th Street and has provided utility stubs into this tract.

The County is planning to replace the bridge over Bear Creek just easterly of this property. This will change the floodplain and benefit this tract. The proposal is to fill the northerly side of the property from excavation on the southerly side. It will require about four (4) feet of fill to bring the northerly portion of the property above flood protection elevation.

This property is best suited for a townhouse project with slab on grade construction because of its location near the floodplain and the higher than usual watertable. The townhomes will contain about 1500 square feet, and have two car garages. The owner wants to protect as much of the wooded area as possible. The project will be split into two (2) phases. Phase 1 consists of construction of 37th Avenue, westerly portion of Wildwood Lane, and eight (8) buildings. Phase 2 will require the new bridge on 20th Street and a conditional letter of map revision (CLOMR) from Federal Emergency Management Agency (FEMA) for the changes in floodplain along Bear Creek.



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Barr Engineering Company
4700 West Hennepin Street • Minneapolis, MN 55435-4803
Phone: 952-832-2600 • Fax: 952-832-2601 • www.barr.com

Minneapolis, MN • Hibbing, MN • Duluth, MN • Ann Arbor, MI • Jefferson City, MO

December 23, 2002

Mr. Cedric Schutz
Land Consultants
1418 First Avenue NE
Rochester, MN 55906

Re: Backhaus Property/Bear Creek

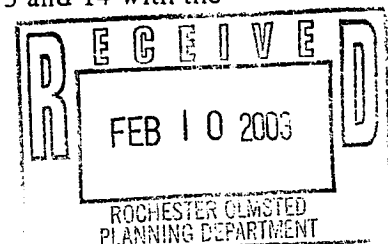
Dear Mr. Schutz:

As you requested, we reviewed the existing hydraulic model for Bear Creek that is the basis for the existing regulatory flood datum (RFD) for the above-mentioned property to determine if it would be possible to modify the floodway to build all 22 of the townhouses shown on the proposed development plan. We determined that it was not possible with the existing Bear Creek bridge on County Road 134. With the regulatory flood and the existing bridge there is a significant amount of flow over County Road 134 that would not permit a floodway change.

Mr. Backhaus recently called to get a status report on our progress and indicated that the County was proposing to build a new Bear Creek bridge at County Road 134. We obtained copies of that plan from Scott Holms and revised the hydraulic model to include the new bridge. We did a very preliminary analysis with the model and it appears that the floodway limit can be moved to the location shown on the attached copy of the development plan if the new bridge is constructed. As indicated on the plan, it may be difficult to get the sites for Buildings 13 and 14 out of the floodway; but, by excavating the overbank for building fill, we may be able to lower flood levels enough to move the floodway. Additional modeling is needed to determine if it can be moved. Once that is completed a conditional letter of map revision (CLOMR) would need to be applied for to move the floodway limit.

Our conclusions are summarized as follows:

1. Buildings 1 through 8 can be built now without any floodplain or floodway changes as long as the building pad is 1 foot above the regulatory flood level (RFD).
2. The existing floodway must be modified to build Buildings 10 through 22.
3. Because of the flow over County Road 134 with existing conditions, the existing floodway cannot be modified unless the Bear Creek bridge at County Road 134 is replaced.
4. The floodway can be modified for Buildings 9 through 12 and 15 through 22 with the new bridge.
5. Overbank excavation may allow the floodway to be modified for Buildings 13 and 14 with the new bridge.




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6. Additional hydraulic modeling must be completed to add the proposed new bridge, the new profile of County Road 134 and the overbank excavation that would provide fill for the development. A CLOMR must be completed to modify the floodway. The cost of the hydraulic modeling and CLOMR would be \$20,000 to \$25,000 plus a \$4,500 application fee to the Federal Emergency Management Agency. It will take about 6 to 8 months to obtain the CLOMR.

If you have any questions regarding this summary please call me at (952) 832-2781.

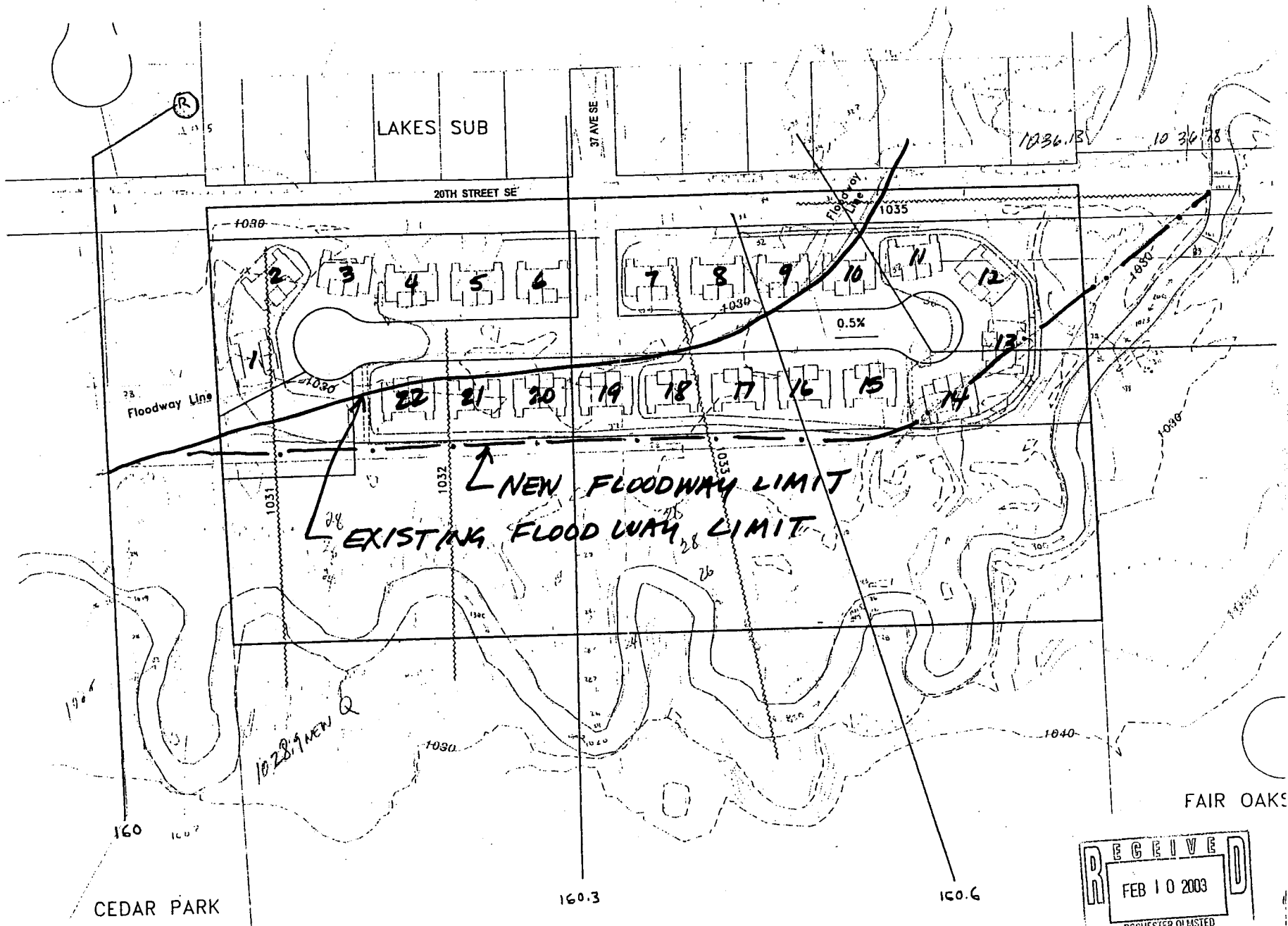
Sincerely,



Leonard J. Kremer
LJK/tymh

::ODMA\PCDOCS\DOCS\237969\1

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FEB 10 2003
ROCHESTER OLIMSTED
PLANNING DEPARTMENT

WRITTEN COMMENTS FROM OTHERS

300

**IOMPSON TITLE & ESCROW
THOMPSON LAW OFFICE**

**2258 MARION ROAD SE
ROCHESTER, MN 55904**

JEFFREY EUGENE THOMPSON
CERTIFIED REAL PROPERTY
LAW SPECIALIST SINCE 1990

TELEPHONE: (507) 282-7307
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HOME: (507) 281-0999

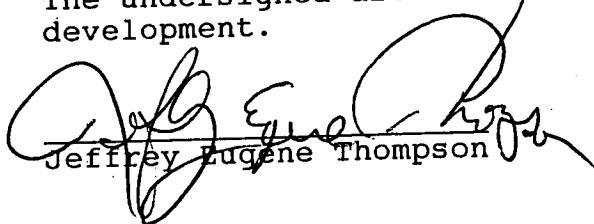
March 3, 2003

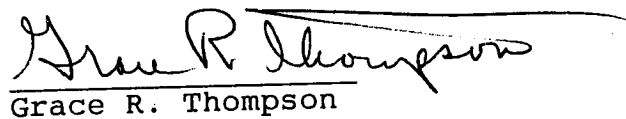
Rochester Olmsted Planning Department
2122 Campus Drive S.E., Suite 100
Rochester, MN 55904-4744

Re: Zoning District Amendment #03-06
General Development Plan #203
Dallas Backhaus

Dear Zoning Administrator:

The undersigned are in favor of the above referenced
development.


Jeffrey Eugene Thompson


Grace R. Thompson